



Development Review Committee Approved Minutes

Development Application, #PL201600108

Mtg Date: 06/28/2016

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965
Randy Quale (Park & Rec) 952-563-8876
Jen Desrude (Eng.) 952-563-4862
Tim Kampa (Utilities) 952-563-8776
Vicky Soukaseum (Eng.) 952-563-4627

Kent Smith (Assessing) 952-563-8707
Erik Solie (Env. Health) 952-563-8978
Bruce Bunker (Eng.) 952-563-4546
Michael Centinario (Planning) 952-563-8921
Glen Markegard (Planning) 952-563-8923

Project Information:

Project	Toro
Site Address	multiple
Plat Name	multiple
Project Description	
Application Type	Rezoning Preliminary Development Plan Final Development Plan Preliminary Plat - Type III Final Plat - Type III
Staff Contact	Mike Centinario
Applicant Contact	TORO COMPANY <NO PRIMARY PHONE>
PC (tentative)	July 21, 2016
CC (tentative)	August 15, 2016

Guests Present:

Name	Email
Chris Brink	chris.brink@ryancompanies.com
Mark Longworth	mwl原因worth@leoadaly.com
Emily Peckskamp	emily.peckskamp@toro.com
Tom Myre	tom.myre@toro.com
Heather Hille	heather.hille@toro.com
Michaela Whelan	mwhelan@sundecivil.com
Mark Hanson	mark@sunde.com

Discussion/Comments:

- Mike Centinario (Planning):
 - Overview of project: Preliminary final plat to combine 44 parcels into 1. Modify the Preliminary and Final Development Plan to the Toro Corporate campus, which was approved in 2013. Rezoning from R1 to I-3(PD) and 351 American Blvd. W. from I-3 to I-3 (PD).
- Randy Quale (Park and Recreation):
 - No Comment.

- Kent Smith (Assessing):
 - Platting triggers park dedication. Smith asked if this is the final proposed build? If it is, Toro would gain credits from the build which would most likely be enough to cover all park dedication costs.
 - Smith asked if there will be second floor space or mezzanine space in the future renovation. Measurements of 15,000 sq. ft. were being questioned for accuracy. Longworth replied that there were updates made and the correct square footage will be given after the meeting.
 - Centinario questioned the 2013 review- Toro came in for an office expansion; the original plan submittal had an office building where the stormwater management pond is currently and the approved plans did not have the office building. Centinario would like to know what the thought process was during the change. Longworth replied that this expansion was part of their Phase 2 renovation. For the foreseeable future no additional office building is part of the campus plan.
- Erik Solie (Environmental Health):
 - The 8020 Pleasant Ave building that is planned for demolition; there are utility concerns, specifically the location of the water well. There is one listed on the west side of building, although it is unclear if it's actually there. The building was built in 1953 and the building did not have utilities until 1991, this supports the idea that there may be a well on the property. However, there could be a neighboring well east that supplied water to the building.
 - When a demolition permit is being applied for, there may be requirements for a contractor to find and seal the well under state statute.
 - Myre asked if this is the building east of the railroad tracks, which Solie replied, "Correct." Myre stated he was not aware of any wells on the property, and will have people investigate.
- Laura McCarthy (Fire Prevention):
 - McCarthy wanted to confirm on the plan that the emergency vehicle access lane is continued along the east side to the existing building between 82nd Street and American Blvd.
 - Myre replied that the access will remain and be maintained.
 - The building at 351 American Blvd W., is required to be sprinkled because of the change in use.
- Jen Desrude (Engineering) provided the Public Works comments and noted the following:
 - Need a cul-de-sac for plows to turn around; Desrude asked for McCarthy's opinion where should the cul-de-sac be built. It was resolved that the cul-de-sac should be built at the end of Grand.
 - Brink asked what the radius is for the snow plows. Desrude responded that it is a 45ft radius (will verify). Brink replied with a question about the setback guidelines. Desrude answered that there needs to be a right-of-way dedication around the cul-de-sac and a place for snow storage, which would be 10ft set back. Whelan asked about 10 ft. snow storage, saying she was once told 5ft. Desrude replied, she will ask the superintendent.
 - Regarding the gates, need additional detail about retro reflectivity for driver safety.
 - Minimum requirement for public sidewalk is 6ft. Centinario replied that the sidewalk is proposed in right of way as opposed to a sidewalk bikeway easement. Desrude

mentioned the sidewalk will be utilized mainly by Toro and a minimum of 6ft should be okay.

- Bike racks are needed for the 351 American Blvd site, numbers will be given later.
- Need additional information for infiltration basins, soil boring data. MPCA Superfund Declaration
 - Hille asked about the areas affected by the MPCA Superfund. They were not located in the area before. Desrude answered that miles along Lyndale is a Superfund site, and this has been implemented within the last couple of months. Concerns of groundwater contamination.
- Utility expectations need to be clarified: all storm sewer, watermain, and sanitary sewer must become private utilities once the vacation goes through.
- Bruce Bunker (Engineering)
 - Provided preliminary and final plat comments.
- Tim Kampa (Utilities):
 - The City will be upgrading to a 12" watermain on east side in the future, but the City will need a drainage and utility easement through the infiltration basin area off Pleasant Ave. Watermain is planned to go from American Blvd. to Pleasant Ave. with the 30ft easement, to a 60ft easement next to the tracks to replace watermain on Pleasant Ave.
 - In the future, Toro will need to replace their 6 and 8 inch pipes to a 12 inch watermain to connect into the City 12 inch watermain on the east side of the property.
 - With difficulty of access, the City will require Toro to take over private ownership and maintenance of the Utilities in the area.
 - At the 351 American Blvd. building, there is a 1" water service that is not listed on the plan.
 - Mechanical meter needs to be located 10ft outside of the wall. Suggestion: use the north service that's already there and save money on the south.
 - There is currently a four inch pipe that was damaged. Kampa suggests that it should be investigated. Brink questioned the damage, but Kampa wasn't sure what exactly caused the damage, but guessed it could be the utility that went through the gas main or fiber optic. Kampa offered to check on it and update Brink.
 - 351 American Blvd building needs fire connection on the north end of building where the one inch pipe is-utilize what's there.
- Mike Centinario (Planning):
 - Purpose of the future testing ground. What is exactly is being proposed?
 - Myre answered it was open land used to test site work equipment for digging, cutting, outdoor lawn, CATS, etc. equipment. Centinario stated there should be more clarification on the plan; suggested to simply state, "Testing Ground" vs "Future Testing Ground".
 - Employee parking lot is labeled as outdoor equipment storage it is a separate CUP (exterior storage as a primary use).
 - Some employee parking signs are on public right of way (south of 82nd St). Apply for CUP for use of outdoor equipment storage.
 - 260 parking stalls was the total count, but once the outdoor equipment storage is in place, the stalls will no longer be 260 counts, which will not meet code. Myre stated moving equipment storage will be moved and not there. Temporary transport trailers, etc. will be stored there.